

Westfield-Washington Advisory Plan Commission held a meeting on Monday, March 21, 2011 scheduled for 7:00 PM at the Westfield City Hall.

**Opening of Meeting: 7:00 PM**

**Roll Call:** Note Presence of a Quorum

**Commission Members Present:** Robert Smith, Dan Degnan, Pete Emigh, Cindy Spoljaric, Steve Hoover, Bob Horkay, Bill Sanders, Bob Spraetz, and Danielle Tolan.

**City Staff Present:** Kevin Todd, Senior Planner; Brian Zaiger, City Attorney

**Approval of the Minutes**

Motion to approve the March 7, 2011 minutes as presented.

Motion: Emigh; Second: Spraetz; Vote: Passed by Voice Vote

Todd reviewed the Advisory Plan Commission Rules of Procedure.

**ITEMS OF BUSINESS**

Case No.	1103-DP-02 & 1103-SIT-01
Petitioner	StorAmerica
Description	4420 East 146 <sup>th</sup> Street
	Real America Development LLC requests a Development Plan Review and a Site Plan Review for a storage facility on approximately 7 acres located in the 146 <sup>th</sup> Street Commerce Centre PUD.

Sanders recused himself and left the meeting.

Todd reviewed the petition, stating that since the public hearing there have been some modifications to the plans, which include additional architectural enhancements to the south end of the storage units facing 146<sup>th</sup> Street. He also noted that the fence along the western property line has been shortened, so that it is not so close to the pathway along 146<sup>th</sup> Street. He further stated that the plans are fully compliant with the 146<sup>th</sup> Street Commerce Centre PUD and the Westfield-Washington Township Zoning Ordinance.

Spoljaric asked if the issue regarding access from 146<sup>th</sup> Street been resolved.

Mr. Jesse Pohlman, Baker & Daniels, stated that the County Commissioners approved the right-in/right-out access, which would include a median in the center lane of 146<sup>th</sup> Street. He added that the design is still being worked on, as well as the length of the median extension.

Hoover commented that the southern elevation looks much better than they did previously. He also asked for clarification on the front fencing/gates.

Mr. John Sullivan, Real America Development, responded that the fence will be a black, metal gate.

1 Motion to approve 1103-DP-02 & 1103-SIT-01 with the following condition:  
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- 3 • That all necessary approvals and permits be obtained from the Westfield Public Works Department,  
4 the Hamilton County Surveyor's Office and the Hamilton County Highway Department prior to the  
5 issuance of a building permit

6 Motion: Horkay; Second: Emigh; Vote: 8-0  
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8

9 Case No. 1001-PUD-01

10 Petitioner Estridge Development Company

11 Description 146<sup>th</sup> Street & Towne Road

12 Petitioner requests a change in zoning on approximately 1,409 acres from the AG-SF1,  
13 SF-2 and Centennial North PUD districts to the Symphony PUD District.  
14

15 Mr. Bryan Stumpf, American StructurePoint, thanked the Commission for their time and reviewed the  
16 petition history. He stated that more time is necessary before new information on the Symphony project  
17 will be submitted and requested that the Commission dismiss the item from their agenda at this time. He  
18 further stated that the proposal will be re-filed and re-submitted at a later date.  
19

20 Motion to dismiss 1001-PUD-01.  
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22 Motion: Degnan; Second: Hoover; Vote: 8-0  
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25 **ADJOURNMENT** (7:15 p.m.)  
26

27 Approved (date)  
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30 \_\_\_\_\_  
31 President, Robert Smith, Esq.  
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33 \_\_\_\_\_  
34 Vice President, Cindy Spoljaric  
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Secretary, Matthew S. Skelton, Esq.